

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 H.L.C. 8/06/03 Item 4.b.

File Number
 F 93

Application Type
 CDBG Application

Council District SN
 3
 Washington

Planning Area
 Central

Assessor's Parcel Number(s)
 264-34-070 &-071

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Teresa Estrada

Location: Property bounded by Vine Street to the east, Locust Street to the west, W. Virginia Street to the south, and Grant Street to the north (701 Vine Street)

Gross Acreage: 6.2 Net Acreage: 6.2 Net Density: n/a

Existing Zoning: RM – Multi-Family Residential and R-2 Two Family Existing Use: Center for Employment Training (CET)

Proposed Zoning: No change Proposed Use: No change

GENERAL PLAN

Completed by: TE

Land Use/Transportation Diagram Designation
 Public/Quasi-Public

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: TE

North: Vacant land and Interstate 280 R-M Multiple Residence

East: Single Family and Multi-Family Residential R-M Multiple Residence

South: Single Family and Two-Family Residential R-2 Residence

West: Single Family and Two-Family Residential R-2 Residence

ENVIRONMENTAL STATUS

Completed by: TE

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: TE

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial

Date _____

Approved by: _____
☐ Action
☒ Recommendation

☐ Uphold Director's Decision

OWNER / DEVELOPER

Center for Employment Training
c/o Meredith Jung
701 Vine Street
San Jose, CA 95110

DESIGNER

John Spaur
Minert Architects
2033 Cincourse Drive
San Jose, CA 95131

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: TE

Department of Public Works

None

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

None

 ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The subject site is the Center for Employment Training (CET), a federally-funded vocational training center for low-income persons, located on a 6.2 acre site bounded by Vine Street to the east, Locust Street to the west, W. Virginia Street to the south, and Grant Street to the north (701 Vine Street). CET is proposing the replacement of the eighty-year old plumbing within the building formerly known as the Woodrow Wilson Junior High School. The project consists of the rehabilitation of the existing sanitary sewer plumbing lines located primarily in proximity to existing bathrooms, with some associated patch and repair work where walls or ceilings provide entry to the plumbing. The fixtures are to remain. The majority of the work will be on the interior of the building. Minor alterations to the exterior of the building will occur on the roof only.

Since acquisition of the building in 1983, CET has completed several renovations on the facility to bring it up to appropriate building standards. The most recent upgrades to the building included the interior renovation and exterior rehabilitation of the building in the early 1990's and sound attenuation in 2001 consisting of insulation and the upgrade of windows. The historical significance of the project site was evaluated with the previous projects, and CET was found to be significant. CET is listed on the City's Historic Resources Inventory as a structure eligible for inclusion in the National Register and is a Candidate City Landmark. CET is significant for its association with the history of education in San Jose and as an example of architect William Weeks' work in San Jose. In 1994, the State Historic Preservation Officer concurred with the City's determination that the site is eligible under criterion A and criterion C of the National Register of Historic Places.

In 2001, the Center for Employment Training applied for Community Development Block Grant (CDBG) Funding from U.S. Housing and Urban Development (HUD) through the City's CDBG administration program for the proposed project. This federal funding request requires the project to be evaluated under the context of the National Environmental Policy Act (NEPA) and section 106 of the National Historic Preservation Act (NHPA), which applies to federal actions involving properties eligible for and listed in the National Register.

ENVIRONMENTAL REVIEW

Discretionary permits from the Planning Department for the replacement and rehabilitation of plumbing, are not required, therefore only building permits would be necessary. The issuance of a building permit(s) is a ministerial action per section 15268 that is exempt from the California Environmental Quality Act (CEQA). However, as the project is applying for CDBG funding from HUD, it requires analysis under NEPA and NHPA.

Under HUD regulations for the administration of NEPA, the project would be classified as Categorically Excluded per provisions 58.35(a)(1)(3)(ii)(A)(B) under NEPA, but subject to review for compliance under the National Historic Preservation Act. This categorical exclusion category applies to the rehabilitation of buildings, when the facilities and improvements are in place and will not be changed in size or capacity by more than 20 percent or involve a change in land use.

In 1996 the City of San Jose signed a Programmatic Agreement with the Advisory Council on Historic Preservation and the California Office of Historic Preservation (OHP) regarding rehabilitation of historic properties with CDBG funds. A copy of the PA is attached and is also in the Commission handbook. Because the proposed project involves rehabilitation of a building found to be eligible for the National Register, it is subject to the PA. The Historic Landmarks Commission must review the proposed project using the Secretary of the Interior's Standards, and the State Historic Building Code, and determine whether the undertaking complies with the Standards. The City shall convey the Commission's comments to the OHP. If the Commission finds that the project complies and OHP does not object within 30 days, the undertaking shall be considered a Finding of No Adverse Effect. If the Commission finds that the project does not conform to the Standards, the City and OHP will work together to minimize the impacts.

PROJECT DESCRIPTION

The project proposes the removal of existing plumbing fixtures as necessary in order to replace the sanitary sewer lines and any vent lines that are failing. Vent lines leading to daylight at the roof are not likely to be replaced because it is not anticipated that they will have rusted through. Vent lines serving as drain lines, generally from the second floor down, will be replaced. Once the lines are replaced, areas that have been opened or damaged will be repaired and the existing plumbing fixtures will be reinstalled.

Replacing concealed lines that are not accessible through service shafts, will require the removal of wall and ceiling finishes and in some instance, floor finishes where the lines cannot be accessed through crawl spaces. Some vertical lines are located within concrete walls, about one inch below the plaster finish. Other vertical lines are located within access shafts. Horizontal lines at the second floor level are accessible through existing plaster and gypsum board ceilings. Access panels will be used to obtain access to these lines that will be replaced where feasible. When it is necessary to access a line through a wall or ceiling, repairs will be made with similar materials. In general, all the work is currently concealed within walls, access shafts, or under floors. No work is planned on the exterior perimeter of the building. At the interior theater courtyard, some existing lines at the exterior will be replaced. At the roof level, inside of the existing equipment well, there will be a vent replacement requiring a roof patch that is not visible unless one is located on the roof.

ANALYSIS

The area of potential effect for the project is the building itself. The primary project issue is conformance with

the Secretary of the Interior's Standards for Rehabilitation. The project appears to conform to Standards 2 and 9 in that the character of the property will be retained and new work will not destroy historic materials, features and spatial relationships that characterize the property.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission make the following findings and take the following actions:

1. Find that the proposed replacement and rehabilitation of plumbing within the interior of the building are consistent with the Secretary of the Interiors Standards, specifically Standards 2 and 9.
2. Find that the proposed project does not adversely effect the historic property.
3. Refer the project to the State Historic Preservation Officer for concurrence, pursuant to NEPA and NHPA requirements for CDBG funding and in conformance with the Programmatic Agreement among the California Office of Historic Preservation, Advisory Council on Historic Preservation and the City of San Jose.

Attachments